

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, March 28, 2018, at 6:00 p.m. in the Grapevine City Hall, 2<sup>nd</sup> Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

Sean Shope	Chairman
Ashley Anderson	Commissioner
Vick Cox	Commissioner
Eric Gilliland	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Ted Ware	Commissioner
Jason Parker	Commissioner Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above commissioners constituted a quorum with no Commissioner(s) absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Paula Newman	Director of Operations
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

## CALL TO ORDER AND WELCOME

Chairman Sean Shope welcomed all and called the meeting to order at 6 p.m. Chairman Shope thanked City Council Liaison Paul Slechta, City Attorney Matthew Boyle and Planning & Zoning Liaison Monica Hotelling for their presence and service to the Commission; and congratulations to P.W. McCallum on the ground breaking event for Grapevine Main. He reminded all of the upcoming Spring Into Nash event on April 21, 2018 at Nash Farm and the Grapevine Garden Club's Annual Spring Plant Sale.

## CITIZEN COMMENTS

*Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.*

## WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

- #CA18-08 for property located at 309 South Main Street;
- #CA18-23 for property located at 428 East Wall Street;
- #CA18-27 for property located at 120 South Main Street, Suite #10;
- #CA18-28 for property located at 520 South Main Street, Suite #204;
- #CA18-29 for property located at 626 East Wall Street;
- #CA18-30 for property located at 205 East College Street;
- #CA18-31 for property located at 312 Ruth Street;
- #CA18-32 for property located at 324 Ruth Street;
- #CA18-33 for property located at 728 East Wall Street;
- #CA18-35 for property located at 322 East College Street.

## PUBLIC HEARING

Chairman Shope opened the **Public Hearing for #CA18-06** for the property located at 221 Austin Street, legally described as Block 103 Lot 1R, College Heights Addition, Grapevine, Texas and take any necessary action.

Chairman Shope called on David Klempin to present the case.

### BACKGROUND:

Certificate of Appropriateness application #CA18-06 was submitted on January 25, 2018 by the applicant Neal Cooper of Copper Street Homes for construction of a new period style 1 ½ story house, with an attached garage, on the property the Commission approved for Historic Landmarking at the February meeting.

The proposed plans for the 221 Austin Street property were developed by Scott Buchanan of Buchanan Design Studio following the June 2013-23 Preservation Ordinance and Design Guidelines. The proposed house contains 2,737 square feet of climate controlled living area to include a living and dining area, kitchen, study, four bedrooms, three and one-half bathrooms and an attached garage of 422 square feet. Per the Preservation Ordinance, a garage attached to the living area is to be counted as living area in the total square feet of the house; the total proposed living area of the house and garage is 3,159 square feet; within the 3,400 maximum square feet established by the Preservation Ordinance.

The property lot size is 7,000 square feet and the building coverage as presented would be 38.4% (maximum 40% lot coverage). Total building footprint of house, garage and porches is 3,285 square feet which is within the ordinance maximum of 4,100 square feet, and a building height of 26'-0", as presented.

### RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA18-06 for the property located at 221 Austin Street, for construction of a new 3,159 square feet, 1 ½ story period style house with a two-car garage incorporated in the building structure, as per the attached plans; with the conditions the alternate north elevation be further developed to reduce the massing and scale of the roof in its relation to the adjoining properties on Estill and Austin Streets; a building permit be obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Chairman Shope called on the applicant, Neal Cooper of Copper Street Homes, to come forward. Mr. Cooper explained the difficulties in working with the reversed frontage lot zoning; the 30 feet side yard with six feet on the other side; saying the home was not hovering or towering over another house as it is a side yard. He said the lot decided the plan and was pretty well defined before the architectural planning began. The roof mass was locked in with the 14 feet side walls, they could reduce the pitch if they came up with a gambrel roof pitch of 6:12 at the rear east elevation. Mr. Cooper introduced his clients Nicholas and Courtney Gesualdi who lived for seven years in an 1860s row house in Boston's Charleston area.

Margaret Telford made the motion to close the public hearing for #CA18-06; Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Telford, Voelker and Ware)

Absent: None

Nays: None

Commissioner Chuck Voelker asked what was being approved? Staff replied the alternate drawing with further development to decrease the roof massing. Commissioner Volker said his issue was the east (rear) side of the house over the small existing house it backs up to on Estill Street. Staff agreed saying it was better to have a subtle change than to keep the large roof mass on the rear, asking it be tweaked more to reduce the roof mass. Commissioner Cox asked to see the Austin Street streetscape again; Chairman Shope said the massing on Estill Street was the real concern, asking if it could be softened. Mr. Cooper said the homeowners were not able to do less square feet with the second floor sidewalls already at six feet high rising in the center to an eight feet high ceiling.

Ashley Anderson began the motion to approve with the condition to work on raising the rear wall up to lower the pitch and achieve some effort in reducing the massing; Ted Ware said the motion should call for staff, the applicant and the owners (all three) to work out a solution; Margaret Telford seconded the motion, City Attorney Matthew Boyle stopped the motion for clarification.

House plans designer Scott Buchanan said he nor Courtney Gesualdi understood the discussion. Mr. Buchanan said the property owners Nick and Courtney Gesualdi were not happy with the rear Estill Street elevation as brought forth for this case – but wanted

the original elevation that would have been recommended the Commission deny. Mr. Buchanan stated the alternate plans were not architecturally cohesive; Commissioner Anderson said she was not sure two to three inches in the middle made a loss of architecture, gaining continuity would be better. Chairman Shope said he felt this discussion was rushing and repeated Commissioner Ware's direction of compromising; he called on Ms. Wanda Howard, the adjoining neighbor on Estill Street, for input – Ms. Howard replied she lives in a one story, 1200 square feet home, saying she was overwhelmed.

Chairman Shope called to reclose the Public Hearing; it was agreed to reclose; Ted Ware called to withdraw his previous motion; Margaret Telford agreed to withdraw her second for the motion.

Chairman Shope reopened the Public Hearing.

Council Liaison Paul Slechta asked if both the original and the alternate elevations were within the Design Guidelines. Chairman Shope asked about the mass and scale, staff answered it was in the geometry and appropriateness in the streetscape; recommending the height be lowered three feet for the streetscape next to the smaller house.

Ashley Anderson made the motion to approve **#CA18-06** for the original elevations presented to staff with no further development; with the conditions a building permit be obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness. Eric Gilliland seconded the motion which prevailed in the following vote:

Ayes: 6 (Anderson, Cox, Gilliland, Telford, Voelker and Ware)

Absent: None

Nays: 1 (Shope)

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## **WORKSHOP**

Chairman Shope called on David Klempin to present the attached letter of notification to new property owners advising of the City of Grapevine's Ordinances and Design Guidelines for Historic Districts.

Historic Preservation staff and the Commission have recently dealt with several cases of homeowners not observing the Historic Preservation Ordinance, and in each case the property owners indicated a lack of knowledge of the Ordinance requirements and property owners' responsibilities under the Ordinance. We have had several property owners incur frustration and financial mistakes due to not being aware of the Ordinance, and of City staff being available to advise them and help them maintain and protect these properties. There has been brick painted, improper windows installed, demolitions

started without a Certificate of Appropriateness or permit. Projects have had to be stopped or returned back to original finishes.

Omission of knowledge is not an excuse, but it is our charge to protect our Districts with the Secretary of the Interiors Standards as adopted by our Ordinance and being proactive with all property owners. The letter was reviewed and accepted by City Attorney Matthew Boyle for property owners in Historic Districts. Discussion followed with some suggested changes.

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## **MINUTES**

Margaret Telford made the motion to approve the minutes of the February 28, 2018 meeting as reported; Eric Gilliland seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Telford, Voelker and Ware)

Absent: None

Nays: None

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## **ADJOURNMENT**

Vick Cox made the motion to adjourn the meeting; Chuck Voelker seconded the motion, which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Telford, Voelker and Ware)

Absent: None

Nays: None

The meeting adjourned at 7:30 p.m.

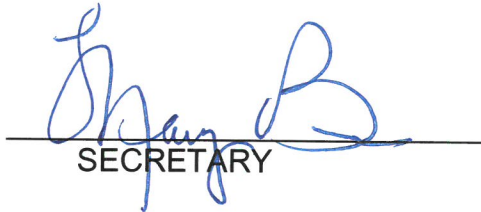
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF  
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 25TH DAY OF APRIL 2018.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY